



Agenda Date: 3/13/2007
Agenda Placement: 6K

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Howard Siegel for Nancy Watt - County Executive Officer
Community Partnership Program
REPORT BY: Howard Siegel, Community Partnership Manager, 253-4621
SUBJECT: Proposed PG&E easement related to Loan from Affordable Housing Fund

RECOMMENDATION

County Executive Officer requests approval of and authorization for the Chair to sign a Consent of Lienholder to Grant of Utility Easement related to an existing loan from the Affordable Housing Fund.

EXECUTIVE SUMMARY

On March 22, 2005, your Board approved a loan from the County's Affordable Housing Fund to the Mid-Peninsula Housing Coalition in the amount of \$1.2 million. The loan assists in the development of an affordable housing project in the City of American Canyon that will provide 145 housing units affordable to households earning \$47,000 per year or less. Total project cost is estimated to be about \$38 million.

This project provides the greatest degree of affordability for a project this size in recent County history. It is consistent with policies of the City of American Canyon, the County and the Community Affordable Housing Advisory Board as well as with the Housing Agreement (MOU) between the City and County.

Today's proposed action is for the Chair to sign a Consent of Lienholder to Grant of Utility Easement in favor of PG&E. The Easement is needed to accomodate locations of the electrical transformers on the property necessary to provide power to the development.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On March 22, 2005, your Board approved a loan from the County's Affordable Housing Fund to the Mid-Peninsula Housing Coalition in the amount of \$1.2 million. The loan assists in the development of an affordable housing project in the City of American Canyon that will provide 145 housing units affordable to households earning \$47,000 per year or less.

This project provides the greatest degree of affordability for a project this size in recent County history. It is consistent with policies of the City of American Canyon, the County and the Community Affordable Housing Advisory Board as well as with the Housing Agreement (MOU) between the City and County.

The overall cost of the affordable component of the development is estimated to be \$38,060,870 or \$262,489 per unit. The County loan amounts to approximately 3% of the total development cost (\$8,276 per unit). Other funding sources are as follows:

| | |
|---------------------------------|---------------------|
| Tax Exempt Bonds | \$ 5,320,516 |
| Tax credit proceeds | 14,873,367 |
| Affordable Housing Program | 900,000 |
| Multiple-Family Housing Program | 9,916,287 |
| American Canyon Land | 3,490,883 |
| American Canyon Loan | 2,039,433 |
| Owner Equity Contribution | 320,384 |
| <u>County Housing Fund</u> | <u>1,200,000</u> |
| Total | \$36,060,870 |

Fifteen (15) of these 145 units have been designated for extremely low income farmworker families, partially fulfilling a need identified in the County's Housing Element. Twenty-four (24) of the units are one-bedrooms that can be made available to seniors and other special needs families.

Today's proposed action is merely to authorize approval of PG&E's standard Consent of Lienholder to Grant of Utility Easement for power transformers necessary to provide electricity for this development.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Karen Gratton